025.0	0003	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	799,000 / 799,000
					USE VALUE:	799,000 / 799,000
					ASSESSED:	799,000 / 799,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
39		MARATHON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BRUSGULIS KENNETH S--ETAL
Owner 2:	BRUSGULIS CHERYL A
Owner 3:	
Street 1:	39 MARATHON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,000 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1905, having primarily Vinyl Exterior and 1846 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7000.000	295,000		504,000	799,000
Total Card	0.161	295,000		504,000	799,000
Total Parcel	0.161	295,000		504,000	799,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 432.83 | /Parcel: 432.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 16565
GIS Ref:
GIS Ref:
Insp Date: 07/10/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 025.0-0003-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	295,100	0	7,000.	504,000	799,100	799,100	Year End Roll	12/18/2019
2019	101	FV	239,300	0	7,000.	535,500	774,800	774,800	Year End Roll	1/3/2019
2018	101	FV	239,300	0	7,000.	390,600	629,900	629,900	Year End Roll	12/20/2017
2017	101	FV	239,100	0	7,000.	340,200	579,300	579,300	Year End Roll	1/3/2017
2016	101	FV	239,100	0	7,000.	289,800	528,900	528,900	Year End	1/4/2016
2015	101	FV	226,400	0	7,000.	283,500	509,900	509,900	Year End Roll	12/11/2014
2014	101	FV	226,400	0	7,000.	233,100	459,500	459,500	Year End Roll	12/16/2013
2013	101	FV	226,400	0	7,000.	221,800	448,200	448,200		12/13/2012

!2042!

PRINT

Date	Time
12/10/20	17:33:18

LAST REV

Date	Time
08/03/17	17:02:17
ekelly	
2042	

USER DEFINED

Prior Id # 1:	16565
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	21236-018		6/1/1991		195,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/5/2013	1172	Re-Roof	7,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/10/2017	MEAS&NOTICE	KB	Kevin B
5/5/2014	External Ins	PC	PHIL C
2/12/2014	Info Fm Prmt	EMK	Ellen K
5/4/2009	Measured	189	PATRIOT
10/4/1999	Mailer Sent		
10/4/1999	Measured	256	PATRIOT
1/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7000		Sq. Ft.	Site		0	80.	0.90	1									504,000						504,000	

Total AC/HA: 0.16070 | Total SF/SM: 7000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 504,000 | Spl Credit | Total: 504,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1905	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.29102564
Const Adj.:	0.98000199
Adj $ / SQ:	164.477
Other Features:	89000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	427544
Depreciation:	132539
Depreciated Total:	295005

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	

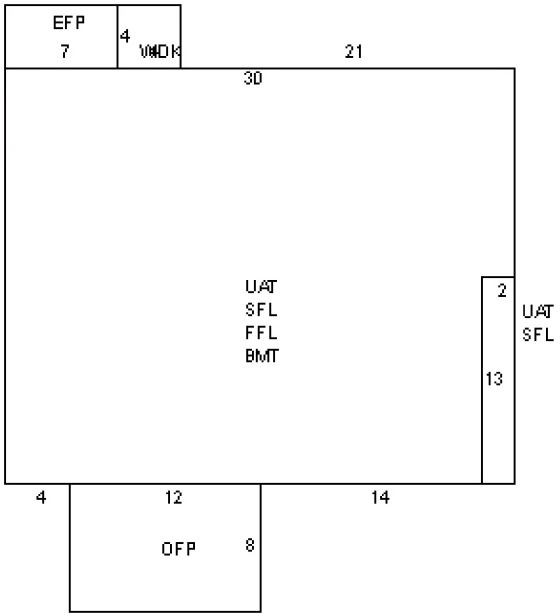
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	164.48
Special Features:	0	Val/Su Net:	105.66
Final Total:	295000	Val/Su SzAd	180.10

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	832	164.480	136,845
BMT	Basement	806	49.340	39,771
FFL	First Floor	806	164.480	132,568
UAT	Upper Attic	208	115.130	23,948
OFP	Open Porch	96	33.010	3,169
EFP	Enclos Porch	28	71.150	1,992
WDK	Deck	16	15.680	251

	Net Sketched Area:	2,792		Total:	338,544
Size Ad	1638	Gross Are	3416	FinArea	1846

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 025.0-0003-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X7	A	AV	2005	0.00	T	11.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	